

A truly stunning terraced town house with harbour views
Iridium, Mudeford, Mudeford, BH23 3NJ

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- **Superb location**
- **Stunning harbour views**
- **Four bedrooms**
- **Ensuite bathrooms**
- **Freehold**
- **Open plan kitchen/dining**

SITUATION

Mudford is situated on an unspoilt part of the South Coast on one of Dorset's most picturesque estuaries, with views stretching across Christchurch Harbour. In summer, a ferry runs from Mudford Quay to Mudford sandbanks with its famed, sugared-almond coloured beach huts and Hengistbury Head. The pretty town of Christchurch is nearby, celebrated for its heritage, history and 11th century Priory church, and Bournemouth, with its fantastic shops, restaurants and entertainment venues, is just a short drive away. With the New Forest and breathtaking Jurassic Coast also on the doorstep nature lovers are spoilt for choice.

INSIDE SPACE

On entering through the front door, the property immediately feels chic and undeniably modern throughout and has porcelain tiles throughout the large entrance

hall, an eye-catching and dynamic staircase with feature lights making its way to additional floors. The first door on your right leads into the integral garage. The door straight ahead leads into a ground floor double bedroom with bi-fold doors leading out onto a large terrace, ensuite shower room with Villeroy & Boch sanitary ware. The utility room is also accessed from here.

From the first floor landing, the first door straight ahead is a double bedroom with a substantial ensuite bathroom with beautiful units and Villeroy & Boch sanitary ware. There are bi-folding doors onto the stunning balcony which has a front aspect looking towards the hotel and harbour. There is an additional double bedroom with a front aspect over the garden. This bedroom also benefits from an ensuite shower room.

From the second floor landing you access the kitchen / dining room which has all Gaggenau built-in appliances. This area has tiled floors creating a great sense of space with bi-folding doors giving superb front aspect sea views across the hotel and further to Christchurch Harbour.

There is a further additional door from the kitchen / dining, room to further accommodation. The immediate door on the left hand side is the airing cupboard. The

second door on the left is a cloakroom with Villeroy & Boch sanitary ware. A fourth double bedroom is located further down the hallway with a front aspect view over the garden and Juliet balcony, plus an additional ensuite shower room.

The lounge is accessed from the third floor landing and has bi-folding doors onto the balcony with superb sea views across the Harbour. At the far end of the lounge are a second set of bi-folding doors leading out onto a small balcony looking over the front communal garden.

OUTSIDE SPACE

The property has superb balconies maximizing the views across Christchurch Harbour and is the ideal setting for those who enjoy al-fresco dining. There is also an integral single garage.

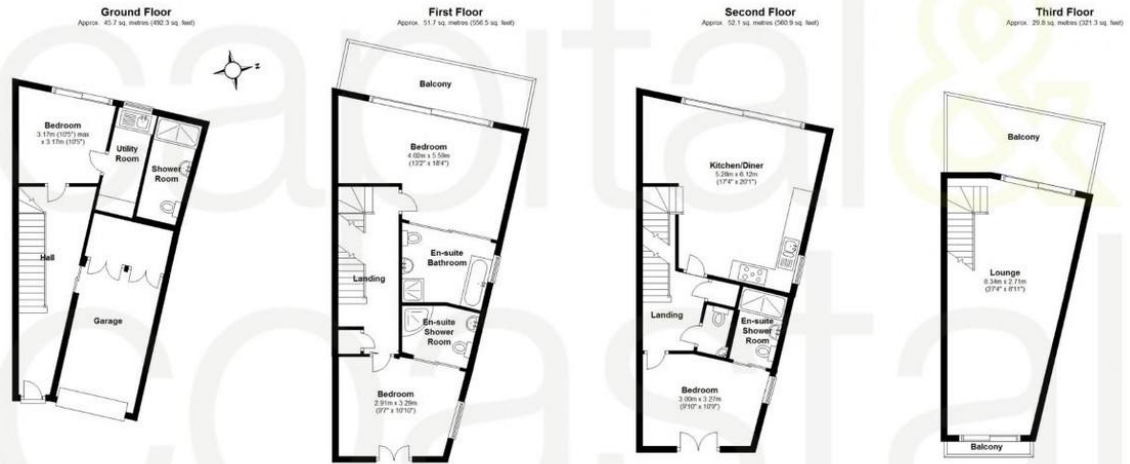
AGENT'S COMMENTS

This property is just amazing, the ideal home for those seeking the ultimate in waterfront living. Located close to Mudford spit with undeniably outstanding views - I am always amazed at just how stunning the views are from this location. Certainly worth viewing, you will not be disappointed.



| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 77 | 86 |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | |
|-----------------------------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | 74 | 83 |
| England & Wales | EU Directive 2002/91/EC | |



Total area: approx. 179.4 sq. metres (1931.0 sq. feet)

Roommeters Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accepted in writing. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan includes any external terraces, balconies and other external areas. www.roommetersenergy.co.uk (Tel. 01202 532500)

Plan produced using PlanIt

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